



Kendallville Flex Building

311 Highpointe Crossing
Kendallville, IN 46755

**PRICE
REDUCED**



New Construction Warehouse

With over 350' of frontage on US Hwy 3/Lima Rd, it has excellent visibility and advertising potential. The building was most recently used as a showroom and archery range, and is zoned as C1-B, which allows for many possibilities and uses.

Property Highlights

- 9,600 SF of Flex Space
- Newly Constructed in 2020
- High Visibility from SR 3
- Landlord is willing to finish to suit for the right lease opportunity.
- Two Overhead Doors
 - › 10' x 10' in Warehouse Space
 - › 10' x 12' in Main Building
- **FOR SALE: \$540,000**
- **FOR LEASE: \$5.40/SF**

JOHN CAFFRAY

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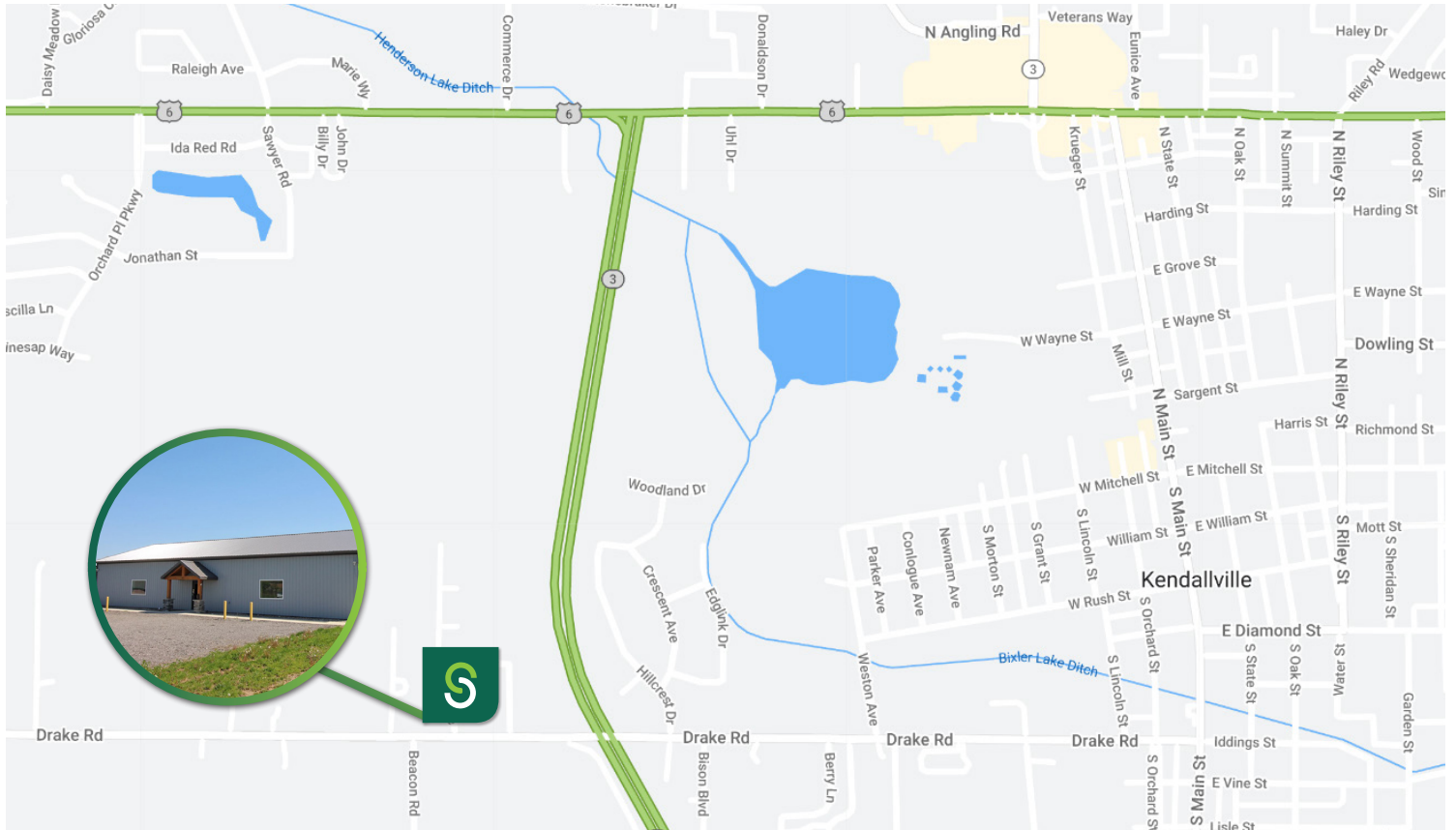
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Excellent Location

An existing electronic sign along SR 3 allows for immediate branding and marketing opportunities. With over 350' of frontage on SR 3/Lima Rd, it has excellent visibility and advertising potential. The building was most recently used as a showroom and archery range, and is zoned as C1-B, which allows for many possibilities and uses.



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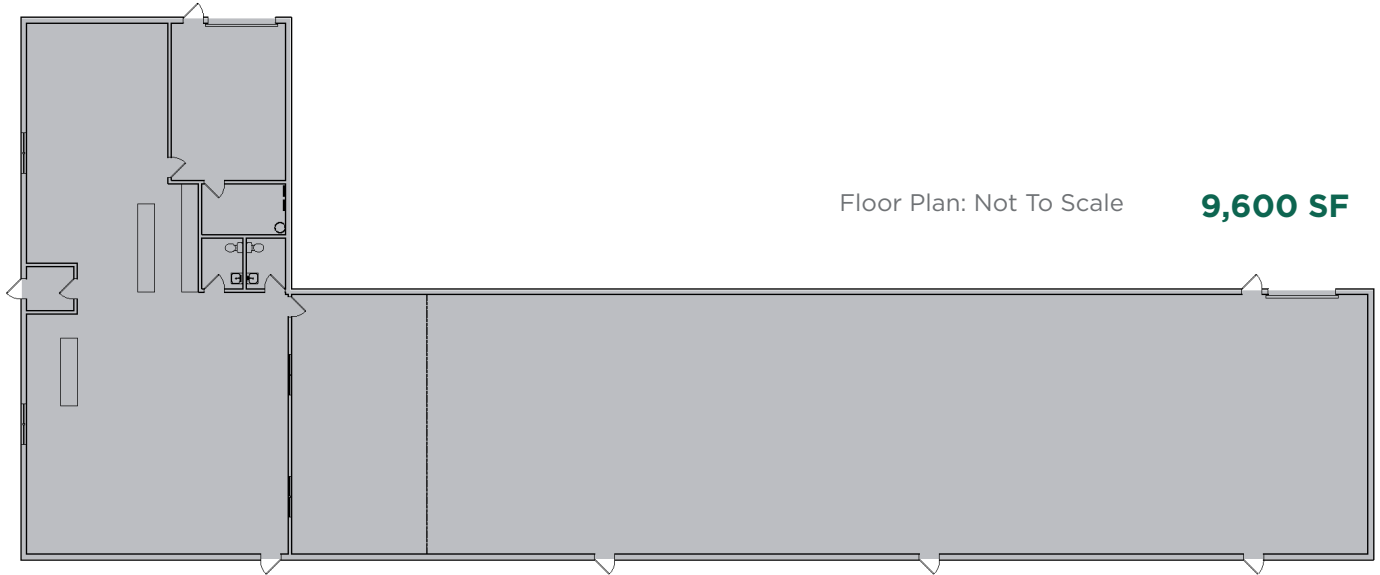
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Building Available - Contact Broker for Detailed Floor Plan



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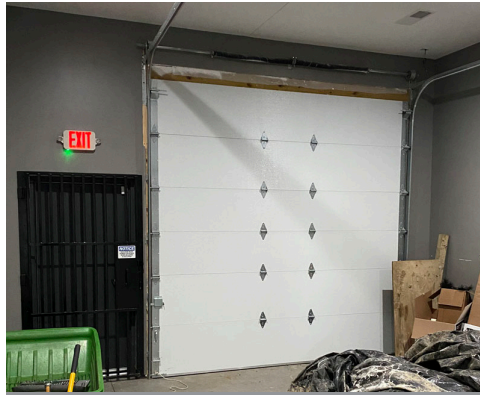


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10' x 10' Garage Door



10' x 12' Garage Door and Side Entry



Interior

Landlord is willing to finish to suit for the right lease opportunity.



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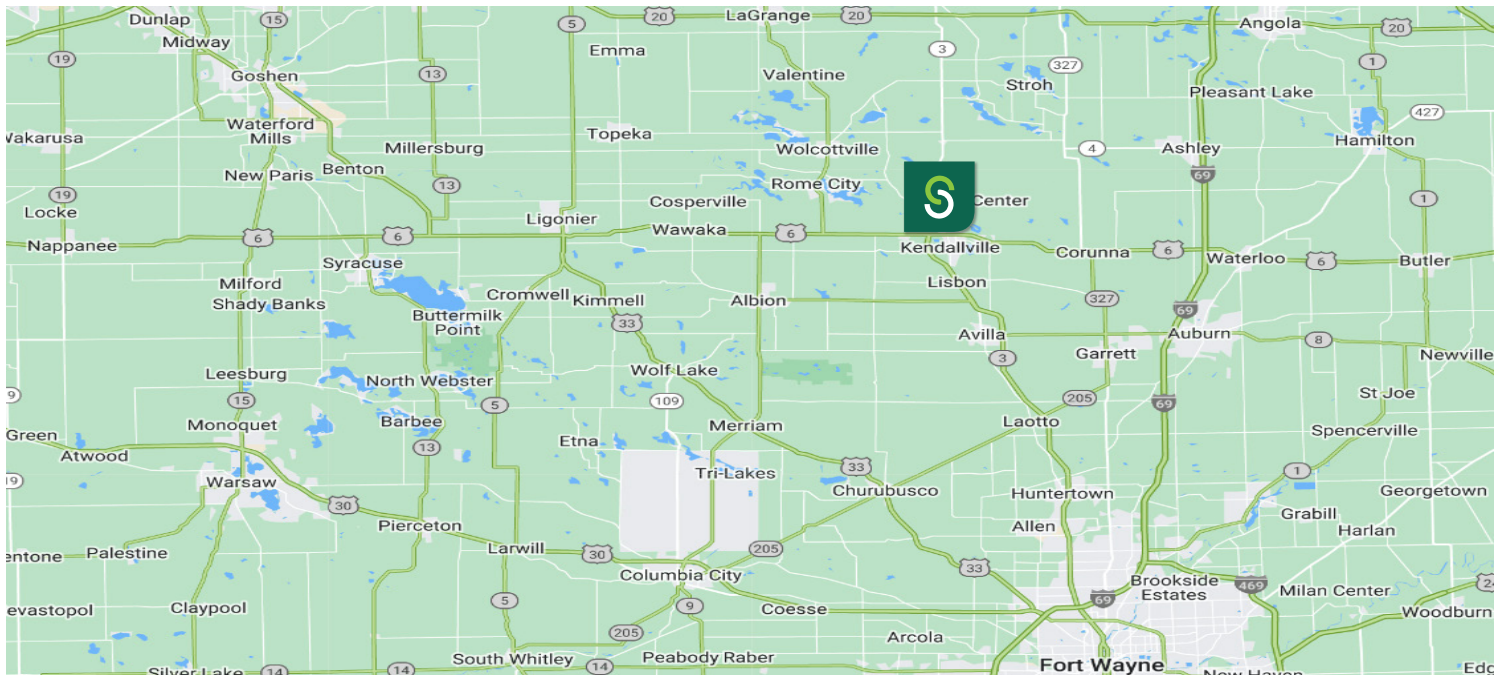
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Main Entry/Reception



Electronic Pylon Sign



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INDUSTRIAL IMPROVED FOR SALE/LEASE

Property Name	Kendallville Flex Building
Address	311 Highpointe Crossing
City, State, Zip	Kendallville, IN 46755
County	Noble
Township	Wayne
Parcel No.	57-07-32-300-126.000-020



SALE INFORMATION

Price	\$540,000
Terms	Cash at Closing

LEASE INFORMATION

Lease Rate	\$5.40/SF
Lease Type	NNN
Terms	3 Year Minimum
Availability	Immediate
Total Building Area	9,600 SF
Total Building SF	9,600 SF
Monthly Rate	\$4,320.00

RESPONSIBLE PARTIES

Utilities	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

UTILITIES

Electric Provider	Indiana Michigan Power
Natural Gas	NIPSCO
Water & Sewer	City of Kendallville

BUILDING INFORMATION

Property Type	Flex Building
Year Built	2020
No. of Stories	1
Construction Type	Wood Frame
Roof	Metal
Floor	Concrete Slab
Heating	Central - Office
A/C	Central - Office
Lighting	LED
Sprinklered	n/a
Ceiling Height - Clear	12'
Overhead Doors	2
Electric Service	Single Phase - 200 amp

SITE DATA

Site Acreage	3.05
Zoning & Desc.	C1-B
Parking	Gravel
Traffic Count	10,788 on SR-3
Nearest Interstate	I-69

ADDITIONAL INFORMATION

- 2 Overhead Doors (10'x10' and 10"x12')

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